

SurveyLA

Los Angeles Historic Resources Survey

Historic Resources Survey Report Westlake Community Plan Area



Prepared for:

City of Los Angeles
Department of City Planning
Office of Historic Resources



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Table of Contents

Project Overview	1
SurveyLA Methodology Summary	1
Project Team	3
Survey Area	4
Designated Resources	15
Community Plan Area Survey Methodology	17
Summary of Findings	18
Summary of Property Types	18
Summary of Contexts and Themes	20
For Further Reading	58
Appendices	
Appendix A: Individual Resources	
Appendix B: Non-Parcel Resources	
Appendix C: Historic Districts & Planning Districts	

Project Overview

This historic resources survey report (“Survey Report”) has been completed on behalf of the City of Los Angeles Department of City Planning’s Office of Historic Resources (OHR) for the SurveyLA historic resources survey of the Westlake Community Plan Area (CPA). This project was undertaken from May 2013 to March 2014 by Historic Resources Group (HRG).

This Survey Report provides a summary of the work completed, including a description of the Survey Area; an overview of the field methodology; a summary of relevant contexts, themes and property types; and complete lists of all recorded resources. This Survey Report is intended to be used in conjunction with the **SurveyLA Field Results Master Report** (“Master Report”) which provides a detailed discussion of SurveyLA methodology and explains the terms used in this report and associated appendices. The Master Report, Survey Report, and Appendices are available at the Office of Historic Resources.

SurveyLA Methodology Summary

Below is a brief summary of SurveyLA methodology. Refer to the Master Report discussed above for more information.

Field Survey Methods

- Properties surveyed for SurveyLA are evaluated for eligibility for listing in the National Register of Historic Places, California Register of Historical Resources, and for local designation as City Historic-Cultural Monuments (HCM) or Historic Preservation Overlay Zones (HPOZ), commonly known as historic districts.
- Field surveyors cover the entire area within the boundaries of a CPA. However, only resources that have been identified as significant within the contexts developed for SurveyLA are recorded.
- Consultants making resource evaluations meet the Secretary of the Interior’s Professional Qualification Standards in Architectural History, History, or a related field.
- Surveys focus on identifying significant resources dating from about 1850 to 1980.
- All surveys are completed from the public right-of-way (from vehicles or on foot as needed).
- Digital photographs are taken of all evaluated resources.

Field Surveys do not include:

- Individual resources and historic districts (including HPOZs) that are already designated (listed in the National, California or local registers).
- Community Redevelopment Area (CRA) surveys conducted within the last five years
- Potential Historic Preservation Overlay Zone (HPOZ) areas which have been surveyed in the last five years and are in the process of being designated.

SurveyLA Resources Types

SurveyLA identifies individual resources, non-parcel resources, historic districts and district contributors and non-contributors. Each of these is described below. Appendices A, B, and C are organized by resource type.

- **Individual Resources** are generally resources located within a single assessor parcel such as a residence or duplex. However, a parcel may include more than one individual resource, if each appears to be significant.
- **Non-Parcel Resources** are not associated with Assessor Parcel Numbers (APNs) and generally do not have addresses. Examples include street trees, street lights, landscaped medians, bridges, and signs.
- **Historic Districts** are areas that are related geographically and by theme. Districts may include single or multiple parcels, depending on the resource. Examples of resources that may be recorded as historic districts include residential neighborhoods, garden apartments, commercial areas, large estates, school and hospital campuses, and industrial complexes.
- **District Contributors and Non-Contributors** are buildings, structures, sites, objects, and other features located within historic districts. Generally, non-contributing resources are those that are extensively altered, built outside the period of significance, or that do not relate to historic contexts and themes defined for the district.
- **Planning Districts** are areas that are related geographically and by theme, but do not meet eligibility standards for designation. This is generally because the majority of the contributing features have been altered, resulting in a cumulative impact on the overall integrity of the area that makes it ineligible as a Historic District. The Planning District determination, therefore, is used as a tool to inform new Community Plans being developed by the Department of City Planning. These areas have consistent planning features – such as height, massing, setbacks, and street trees – which warrant consideration in the local planning process.

Project Team

The Westlake CPA survey was conducted by Historic Resources Group. Historic Resources Group personnel included Kari Michele Fowler, Senior Preservation Planner; Christine Lazzaretto, Principal; Heather Goers, Architectural Historian; Robby Aranguren, Planning Associate, and Christy Johnson McAvoy, Founding Principal. Additional assistance was provided by intern Emily Williams. Kari Fowler served as the project manager.

Survey Area

Description of the Survey Area

The identified survey area (“Survey Area”) corresponds with the boundary for the Westlake Community Plan Area (CPA). Located immediately to the west of downtown Los Angeles, the Survey Area is bounded generally by Temple Street to the north, Washington Boulevard and the Santa Monica (10) Freeway to the south, the Harbor (110) Freeway to the east, and Hoover Street to the west.

The CPA consists of a total of 9,971 parcels. SurveyLA did not include properties constructed after 1980, the Pico–Union Historic Preservation Overlay Zone, or designated Historic-Cultural Monuments.¹ Also, excluded from SurveyLA are approximately 1,500 parcels within the Westlake Recovery Redevelopment Area, surveyed by LSA Associates for the CRA in 2009.² It should be noted that the Central City West Specific Plan (adopted 1991) area is located within the northeast portion of the CPA. Appendix A of the plan includes a “List of Historic Resources” which was used for reference for this survey. In accordance with SurveyLA methodology, only those properties evaluated as appearing eligible for designation were recorded. Any designated properties on the list were not rerecorded.

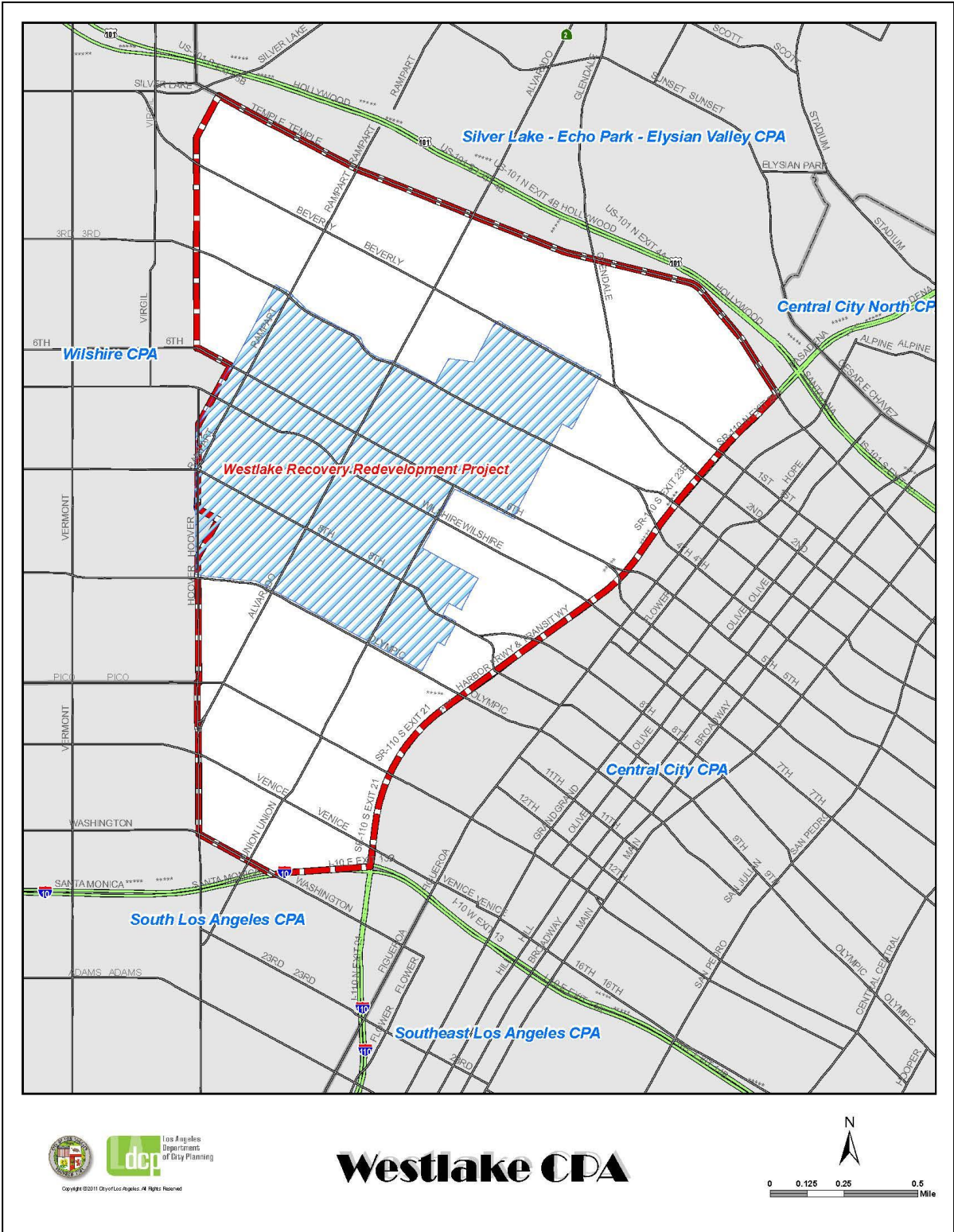
The topography of the Survey Area is primarily flat, and exhibits rectilinear street patterns. The northeastern portion of the Survey Area is dominated by the highlands of the Crown Hill area, and some streets in this area follow the contours of the landscape. The area’s largely orthogonal street pattern reflects its topography as well as its development history, particularly its inclusion in one of the earliest land surveys of Los Angeles. The Survey Area is bisected by several major thoroughfares, including Rampart Boulevard and Alvarado Street running to the north and south, and Beverly,

¹ A list of designated resources within the CPA is available at the Office of Historic Resources.

² Note that the Westlake Recovery Redevelopment Area comprises a substantial portion of the Westlake CPA, and includes many of its most familiar and historically significant properties. The Westlake Recovery Redevelopment Area survey report is available at the Office of Historic Resources.

Wilshire, and Olympic boulevards running to the east and west. Further south, Pico Boulevard and Venice Boulevard also function as east-west arterials across the Survey Area. Streets along the north-south corridors are typically lined with residential parcels which are modest in size and uniformly rectangular in plan. Historically, development along the major east-west corridors followed the routes of streetcar and railway lines

Survey Area Map.



and included primarily commercial lots. The Harbor (110) Freeway, which bounds the Survey Area to the east, is easily accessed from Wilshire, Pico, and Olympic Boulevards, and connects to the Santa Monica (10) Freeway, which bounds the Survey Area to the South.

Although the Survey Area was initially almost exclusively residential in development, the area evolved to include a diverse mix of commercial, institutional, and religious properties. Commercial development in the CPA is concentrated along the main east-west corridors, including Beverly, Wilshire, and Olympic Boulevards. Throughout the Survey Area, a number of parks provide open space within a dense urban environment. The most prominent of these is present-day MacArthur Park, originally known as Westlake Park. The construction of Westlake Park in the 1880s played a critical role in the expansion and development of the Westlake neighborhood. Present-day Lafayette Park, originally named Sunset Park, also defined the character of the area.

Development History

The Westlake CPA contains some of the oldest residential and commercial development in the city. The area was first recorded in 1857 by United States Deputy Surveyor Henry Hancock. Hancock had been assigned to survey the four square leagues of land confirmed to the City of Los Angeles by the United States Land Commission Patent of 1856. The original patent land included the CPA, with the patent boundary extending west to Hoover Street. At the time, the vast majority of the land was unoccupied, and Hancock divided the landscape into square tracts, extending the orthogonal grid planning which had been imposed by earlier surveys and was originally dictated by the Laws of the Indies. As the land passed into private ownership, the City constructed streets along the boundary lines between the tracts, giving rise to such present-day thoroughfares as Rampart Boulevard and Alvarado Street.³

The CPA was first settled in the 1860s, after a series of floods in the lower plains made the highland area to the west of downtown a popular alternative. The land was also used for dairy farming and agricultural purposes. As the population of Los Angeles grew, the land immediately to the west of downtown became increasingly desirable for residential development. The first subdivision in the Westlake area was recorded in 1877 with the creation of the Fairmount Tract, which established 132 residential lots east of Union Street, between 9th Street and present-day Wilshire Boulevard. By the mid-1880s, a large portion of the CPA had been subdivided and entire neighborhoods were under construction throughout the area. In 1885, the Colina Park tract was developed adjacent to the western terminus of the proposed 2nd Street cable railway.

³ "Why L.A. Has Clashing Street Grids," http://www.kcet.org/updaily/socal_focus/history/la-as-subject/tracing-the-paths-through-las-past.html (accessed November 2013). See also "The Hancock Survey," http://eng.lacity.org/aboutus/city_engineers_hist/hancock.htm and David Rumsey's discussion of the Map of the City of Los Angeles, <http://www.davidrumsey.com/maps5294.html>.

Additional tracts were developed along the railway line, and middle- and upper-class residents quickly came to appreciate the area's proximity to the downtown commercial core and the easy access provided by the railway. By 1889, area residents had christened the neighborhood "Crown Hills," which eventually became known by its present-day singular nickname of "Crown Hill." A new board of trade association was formed that year to promote the interests of businesses at the western end of the cable line.⁴ Crown Hill quickly became one of the most desirable places for wealthy businessmen to build their family homes, along with nearby Bunker Hill and Angelino Heights.⁵ Other important early tracts included the Park Tract, the Washington Tract, the Downey Tract, and the Satter Tract. While many of the most elaborate residences have since been relocated to areas like Alvarado Terrace and South Bonnie Brae, more modest examples remain in place.

In the early years of development in the Westlake area, there were several developers who played significant roles in shaping the local landscape. George C. Knox, Los Angeles' City Engineer from 1883 to 1885, was the sole subdivider of several early tracts, including the Westlake Park Tract, the West End Terrace Tract, and the West End Terrace Tract. Knox also partnered with E. A. Forrester, who served as County Supervisor, to subdivide the Westlake Tract. Knox's successor, Fred Eaton, began his own real estate development career, which included developing further subdivisions in Westlake. George Rufus Shatto developed the residential avenue of Orange Street, what is now the easternmost portion of Wilshire Boulevard, as part of the Orange Heights Tract. Shatto made his fortune in mining and purchased Santa Catalina Island in 1887. In 1890, he began construction of a massive Victoria residence at Orange Street and Lucas Avenue, which included a four-story tower from which Shatto could see Catalina. Eventually, Good Samaritan Hospital would replace all of the residences along this stretch of Orange Street. Today, two remnants of the original rusticated stone wall are all that remain of Shatto's elaborate residence. Other prominent developers included S. A. Mattison, developer of the Knob Hill and West Bonnie Brae Tracts; Joseph B. Banning, who developed the South Bonnie Brae Tract; and Oscar B. Smith, who developed the Crown Hill Tract.

The most well-known developers, however, were brothers Henry Gaylord Wilshire and William Wilshire. After several successful real estate ventures in Long Beach and Orange County, the Wilshire brothers purchased 35 acres in the Westlake area in 1887 in anticipation of the City's westward expansion. The Wilshires' land acquisition spanned the western portion of the CPA, stretching westward from Alvarado Boulevard. The brothers laid out a grid of five major thoroughfares, including Wilshire Boulevard running east-west, and Rampart Boulevard, Park View, Carondelet, and Coronado Streets running north-south. Wilshire Boulevard was originally intended to serve as an exclusive residential enclave, and the Wilshire brothers confirmed the character of the

⁴"Crown Hills: A Section of the City Christened – New Board of Trade," *Los Angeles Times*, December 1, 1889.

⁵ Bunker Hill and Angelino Heights are both located just outside the CPA.

area by using their social and political connections to attract prominent Angelenos to Westlake. Early residents of Wilshire Boulevard included Harrison Gray Otis, owner of the *Los Angeles Times*, who later bequeathed his property to establish the Otis Art Institute; Arthur Letts, owner of the Broadway Department Store; Chicago grain merchant Hiram Higgins; and Homer Laughlin, founder of the Homer Laughlin China Company.⁶

As more people began to move to Westlake, residents and developers alike began to campaign for the improvement of the area which now comprises present-day MacArthur Park. Originally developed as Westlake Park, the land occupied a saddle-shaped depression between two ridges and had once been the site of a naturally occurring alkali lake, which was fed by runoff from the highlands to the north.⁷ Over time, a marsh-like ecosystem had developed, supporting waterfowl which had adapted to the alkaline water. However, the lake evaporated during an extended drought in the 1860s, and the marsh became known as the “Dead Sea.” The City tried to sell the land at auction, but failed to do so when the rock-bottom price of 25 cents per acre failed to attract any interest. Eventually the area became a dumping ground for all sorts of garbage, including household trash and animal carcasses.

Los Angeles Mayor William Workman owned several lots in Westlake and was embarrassed by the unsightly conditions. Workman personally spearheaded an effort to develop the site as a city park and campaigned for donations, which were matched by the City. In 1886, an ordinance was passed dedicating the land as public parkland, and extensive grading and improvements commenced. Albert Hardcastle was hired to design the landscape, and an artificial lake was created. In 1890 Westlake Park – named in reference to its location near the western limits of the city – opened to the public. Westlake Park quickly became a destination for both Angelenos and tourists alike, with lush tropical landscaping and amenities such as buggy paths, boating facilities, a seal pool, and a bandstand which hosted Sunday concerts. The City of Los Angeles changed the name of Westlake Park in 1942 in honor of General Douglas MacArthur.

The development of additional parks throughout the 1880s and 1890s confirmed Westlake’s reputation as an affluent and desirable neighborhood. Second Street Park, constructed around 1885 by the Los Angeles Improvement Company, was located at the intersection of present-day Glendale Boulevard and First and Second streets. Intended to serve as an enticing attraction to lure visitors – and potential residents – to the

⁶ The portion of Wilshire Boulevard between Alvarado and Figueroa streets was originally a narrow avenue called Orange Street. After a massive street-widening project launched in 1925 by the Major Street Plan for Los Angeles, Orange Street was widened to become an extension of Wilshire Boulevard, linking Westlake Park to downtown Los Angeles.

⁷ Information on the development of Westlake Park was drawn primarily from “Westlake (MacArthur) Park: How A Neighborhood Dump Became a Civic Treasure,” http://www.kcet.org/updaily/socal_focus/history/la-as-subject/westlake-macarthur-park-how-a-neighborhood-dump-became-a-civic-treasure.html (accessed July 2013).

newly-developed western suburbs of the city, the Second Street Park also featured a small pond as well as a dancing pavilion, an upscale beer garden, and a small zoo. Second Street Park was eventually overtaken by the development of the nearby Los Angeles City Oil Fields and was later subdivided for residential development after the turn of the twentieth century.⁸ Sunset Park (now Lafayette Park) was developed on the western edge of the CPA when Clara Shatto, wife of industrialist and early developer George Shatto, donated a parcel of land to the City on the condition that it be used as a park. The park was later renamed Lafayette Park in 1918 at the urging of local French-heritage groups who wanted to commemorate the Marquis de Lafayette, who fought with the colonists during the American Revolution.⁹

While Westlake's parks played a critical role in drawing Angelenos westward, transportation also played an important part in the development of the area. The introduction of electric streetcar lines in the 1880s and 1890s provided easy access to the downtown commercial core and made the development of residential neighborhoods in outlying areas to the west possible. During this period, Westlake was criss-crossed by numerous streetcar lines on most of its major roadways. Streetcars along east-west corridors included Temple Street, Beverly Boulevard, 3rd Street, 6th Street, Olympic Boulevard, Pico Boulevard, and Venice Boulevard; north-south streetcar lines included Rampart Boulevard, Alvarado Street, and Glendale Boulevard. Wilshire Boulevard never had a streetcar line, a condition of the boulevard's dedication to the City by the Wilshire family. Additional transportation-related infrastructure in the Survey Area includes the Beverly Boulevard/1st Street Viaduct, historic ornamental streetlights along several major east-west corridors, and public stairways in the hillside neighborhoods.

In 1892 the discovery of oil deposits in Westlake marked a turning point in the development of the CPA. Edward Laurence Doheny identified the first oil deposits in the city near the base of Crown Hill and later drilled the first successful oil well in Los Angeles. Along with his business partner, Charles A. Canfield, Doheny established the Los Angeles City Oil Field, which stretched across Westlake and grew to include 80 wells in the first two years of operation. By 1898, The Los Angeles City Oil Field accounted for 65 percent of the oil production in California. By the end of the 19th century, the field was the largest producer in the world and would become the most influential in the history of California.¹⁰ Doheny and Canfield's success sparked the petroleum boom which helped fuel much of the early development of Los Angeles, and derricks sprang up throughout the surrounding residential neighborhoods. Many residents, eager to tap into the oil boom, constructed derricks in their yards or

⁸ "How L.A. Lost One of its Earliest Parks," http://www.kcet.org/updaily/socal_focus/history/la-as-subject/second-street-park-las-lost-outdoor-retreat.html (accessed November 2013).

⁹ Yvette Cabrera, "The Fall of Lafayette Park," *Los Angeles Times*, December 25, 1994.

¹⁰ Stephen M. Testa, "The Los Angeles City Oil Field: California's First Oil Boom During the Revitalization Period (1875-1900)," <http://www.aegsc.org/chapters/inlandempire/pdf/LOS%20ANGELES%20CITY%20OIL%20FIELD.pdf> (accessed November 2013).

purchased additional property to develop smaller, family-operated oil fields. The Manley family founded the Manley Oil Company in 1896 and operated a neighborhood drilling operation out of their home, which is still extant at 1504 West Rockwood Street. This juxtaposition of oil wells and Victorian-era architecture remains evident in some neighborhoods in the northern portion of the CPA today. Residents of several tracts, however, protested the further construction of derricks in the area; as a result, no oil development took place south of 3rd Street and Ocean Avenue. These restrictions increased the desirability and prestige of the Westlake region.¹¹

The film industry also played an early role in the development of Westlake. In the 1910s, actor Hobart Bosworth established Occidental Studios at 201 N. Occidental Boulevard. The studio hosted such pioneering early filmmakers as Cecil B. DeMille and D. W. Griffith, and today the facility remains one of the oldest continuously operating studios in Los Angeles.

By the turn of the twentieth century, prosperity from the fledgling movie industry as well as the oil industry attracted newly wealthy residents from the emerging service and creative industries.¹² As residents flocked to Westlake, the demand for housing necessitated greater density in residential development, and the Westlake CPA contains one of the largest concentrations of early twentieth century multi-family residential development in the city. To accommodate the more transient culture of the less established industries as well as to house tourists, a proliferation of one-story bungalow courts, brick apartment houses, and luxury apartment hotels were developed. Extant apartment hotels in the Survey Area include the Bixel House at 625 S. Bixel Street, and the present-day Hotel Lafayette (formerly the Hotel Fulton) at 2731 W. Beverly Boulevard. Apartment houses continued to be constructed well into the 1920s, when the City hit its peak in population growth. Entire blocks of apartments were constructed in the mid-1920s, while more developed areas containing earlier single-family residences were infilled with bungalow courts and apartment buildings.

As residential development migrated westward in the early 1900s, the more established institutions also relocated to outlying areas. Development in the area began to shift from almost exclusively residential construction to include a more varied mix of religious, institutional, and commercial development. As a result, the CPA contains a large number of examples of early Los Angeles institutions, including the Precious Blood Catholic Church at 440 S. Hoover Street, First Church of Christ, Scientist, and the First Congregational Church facing Lafayette Park.¹³ The Hospital of the Good Samaritan, which began as the Los Angeles Hospital and Home for Invalids in 1885,

¹¹ *Intensive Survey, Westlake Recovery Community Redevelopment Area*, prepared for the City of Los Angeles by LSA Associates, Inc. (May 1, 2009), 11.

¹² *Ibid.*

¹³ The First Church of Christ, Scientist and the First Congregational Church are located in the CRA area, which is excluded from the survey area for SurveyLA.

relocated to 1225 Wilshire Boulevard in 1911. The current building was completed in 1926, making it one of the oldest hospitals remaining in the city of Los Angeles. In 1924, a group of physicians at Good Samaritan partnered to construct an elaborate, 8-story medical office building nearby at 1136 West 6th Street.

Although outside the Survey Area, several significant examples of institutional development also defined the overall character and development of Westlake. The 1929 Felipe de Neve branch of the Los Angeles Public Library still stands in Lafayette Park. The Mary Andrews Clark Residence was operated by the YWCA for over seven decades at Third Street and Loma Drive. The area was also home to two of the city's most important professional art schools. Otis College of Art and Design was established in 1918 in the former home of *Los Angeles Times* founder Harrison Gray Otis, making it the first public school of art in Southern California. The Chouinard Art Institute soon followed in 1921.

Westlake, which contained a high concentration of middle- and upper-class residents, was also seen as a particularly desirable development opportunity. Commercial development, which until the turn of the century had been confined primarily to tourism-related commerce such as restaurants, stores, and ice cream parlors, began to increase in the early 1900s in response to the demands of the growing community. By the 1920s, commercial development in the CPA was concentrated primarily along 7th Street, which benefitted from its proximity to the Los Angeles Yellow Car lines, and along the area's other east-west corridors and accompanying streetcar lines. The earliest examples include clusters of 1920s masonry markets and business blocks featuring classical ornamentation. Many extant examples remain, though typically with altered storefronts.

By the 1930s, the Westlake area was largely built out. However, in the years following World War II, builders responded to the sudden postwar population boom by developing the remaining infill lots with budget apartment buildings, which were typically designed in the "dingbat" style. Extant examples of dingbat apartment houses remain throughout the Survey Area, though many no longer retain the characteristic design elements. Two intact examples are located adjacent to one another at 122 and 128 N. Rampart Street.

Postwar commercial development also shared the street with earlier commercial buildings. Several insurance companies chose to locate their headquarters in Westlake during the 1950s and 1960s, along with other industrial corporations. Most of these buildings were designed by prominent Southern California architectural firms, such as Welton Becket & Associates, Pereira & Luckman, and A. C. Martin & Associates. Two prominent architectural examples are the 1955 Union Oil Center (Unocal), by Pereira & Luckman at 451 S. Beaudry Avenue; and the 1960 American Cement Building, by Daniel,

Mann, Johnson and Mendenhall.¹⁴ Other examples by prominent local architects include the Samaritan Medical Tower, designed in 1964 by A. C. Martin & Associates at 1127 W. Wilshire Boulevard, and the present-day St. Vincent Medical Center at 256 S. Lake Street, constructed in 1952 by Austin, Field & Fry.

The years following World War II brought significant changes to Westlake. The widening of Wilshire and Olympic Boulevards, completed in the 1930s and 1940s, shifted development on the two major thoroughfares from largely residential uses to more commercial construction. Adjacent segments of the Hollywood (101) Freeway and the Harbor (110) Freeway were also completed in the 1950s, allowing Angelenos to bypass Westlake in favor of communities further west.

As transportation construction began to shape the development of the surrounding area, including adjacent neighborhoods such as Bunker Hill and Little Manila, some immigrant business owners relocated their commercial establishments to Westlake. In particular, Asian American businesses and social cultural centers flourished as senior citizens and immigrant families, many of whom had been displaced from Bunker Hill, were also attracted by the low cost of housing and began to settle in the area. Filipino Americans were among the ethnic groups most affected by the postwar development of downtown Los Angeles; the “Little Manila” neighborhood was virtually dissolved by the creation of the downtown Civic Center and the addition of increased government infrastructure.¹⁵ As a result, many Filipinos relocated to the Temple-Beverly corridor during the 1950s and 1960s. As Filipinos began to settle in the Temple Street area, the neighborhood became known as “Philippine Town.” The establishment of the Filipino American Cultural Center in 1965 at 1740 W. Temple Street marked the “golden years” of the Filipino American community in the area. The migration of Filipino Americans to the Temple-Beverly area continued throughout the 1970s as a result of the continuing decline of nearby economic corridors, such as Alameda Street. This neighborhood was officially designated as “Historic Filipinotown” by the City of Los Angeles in 2002.

By the late 1960s, the CPA suffered from an aging infrastructure, widespread neglect, and private disinvestment. Senior citizens and immigrant families, many of whom had been displaced from Bunker Hill, were attracted by the low cost of housing and began to settle in the area. In 1971, City planners began to consider Westlake for potential redevelopment as an emerging urban center. Over the next several years, attempts were made to alleviate the demand for better and more extensive housing facilities for seniors and low-income families by adopting provisions in the 1990 General Plan that encouraged greater density in residential parcels. This provision may have inadvertently led to the widespread demolition of smaller, early apartment houses in

¹⁴ The American Cement Building is located in the CRA area, which is excluded from the survey area for SurveyLA.

¹⁵ “History of the Filipino American Community of Los Angeles (FACLA).” http://newfacla.org/?page_id=32 (accessed January 2014).

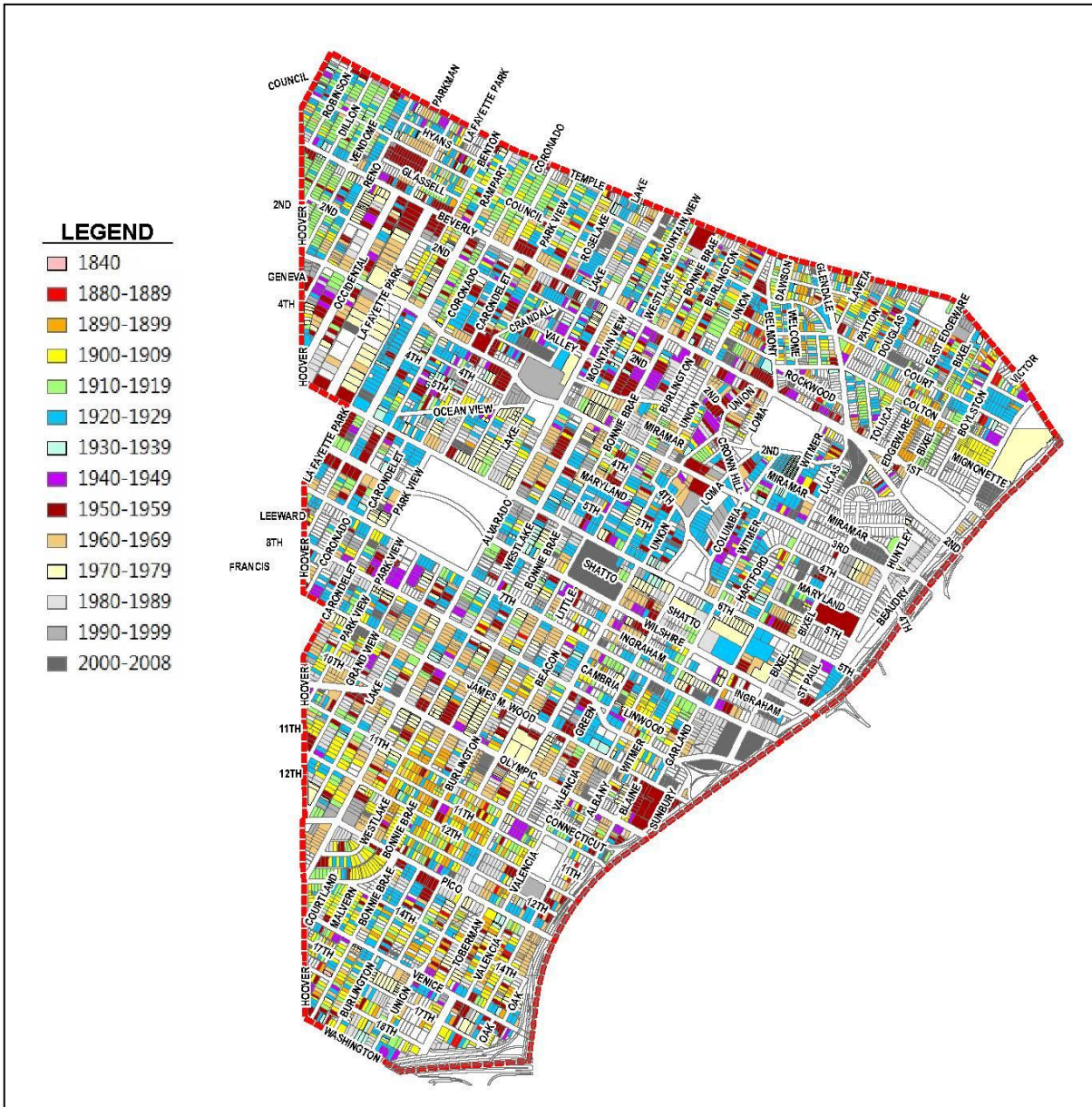
favor of higher-capacity, multi-parcel apartment complexes.¹⁶ However, immigrant families continued to be drawn to the area due to the low cost of housing and the proximity to downtown Los Angeles, and Westlake soon established itself as a multicultural neighborhood, an identity which became central to the character of Westlake throughout the 1970s and 1980s. Along with Asian Americans, immigrants from Mexico and Central America began to settle in the area, and by the late 1970s there was an established Latino presence within the community. This newfound cultural identity made Westlake a critical entry point for political refugees fleeing poverty, civil war, and violence in their home countries, particularly Mexico, El Salvador, Guatemala, Honduras, and Nicaragua.¹⁷

Today, the Westlake Survey Area includes a wide range of property types reflecting the area's rich development history. Properties include single- and multi-family dwellings as well as commercial, institutional, religious, and civic properties. The CPA also has two large city parks, giving it a unique quality. Overall, property types remain from most of the significant eras of the CPA's development, representing a variety of historic contexts and themes.

¹⁶ LSA Associates, 21.

¹⁷ LSA Associates, 21.

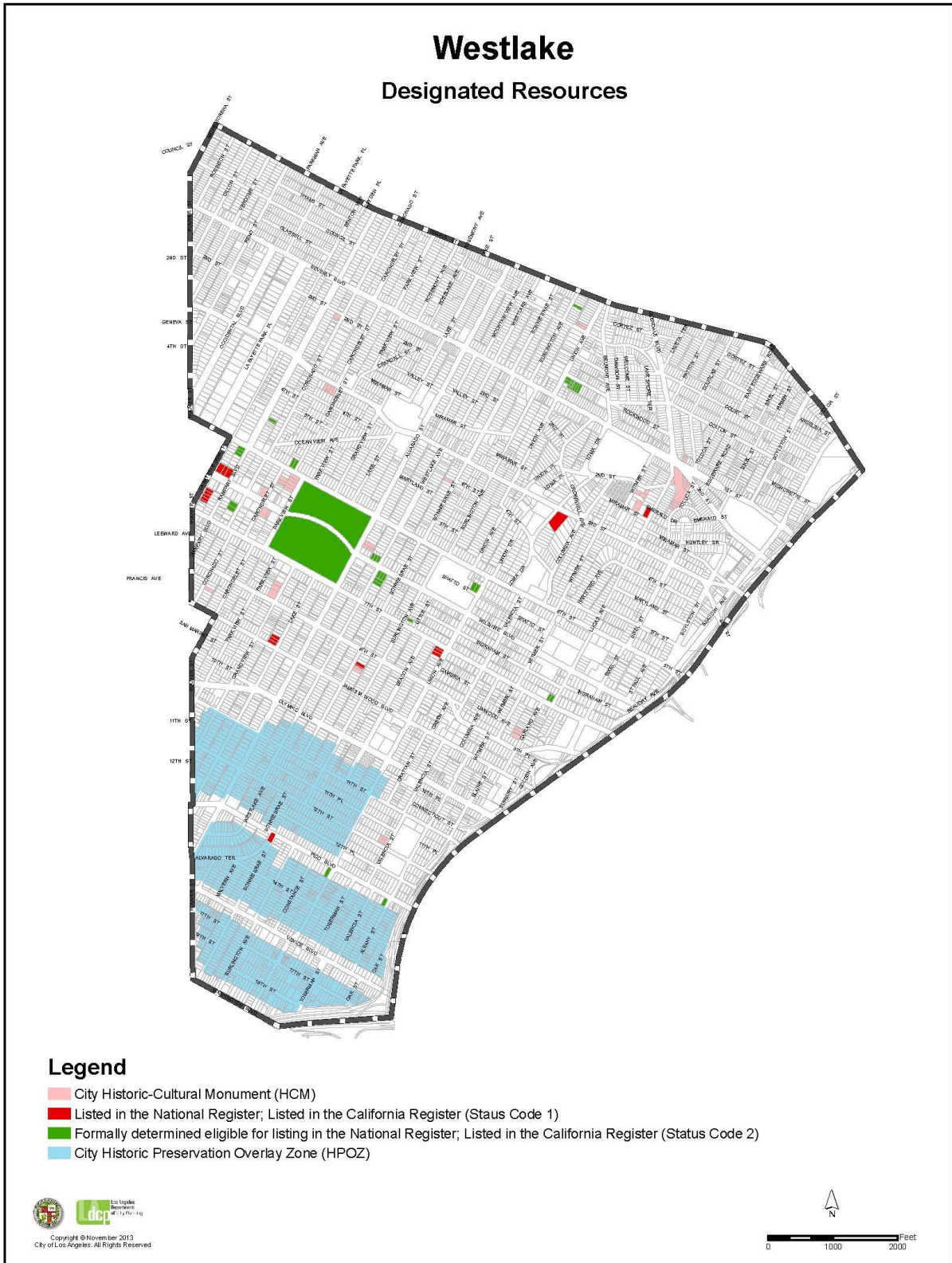
Development by Decade Map.



Designated Resources

The following map depicts designated resources within the Westlake CPA at the time of the survey. These include properties listed in the National Register of Historic Places (NR) and/or the California Register of Historical Resources (CR), as well as locally designated Los Angeles Historic-Cultural Monuments (HCM). For the most up-to-date information on designated resources, contact the Office of Historic Resources.

Designated Resources Map.



Community Plan Area Survey Methodology

The field survey was conducted using the methodology established by the Office of Historic Resources for SurveyLA, which includes the citywide Historic Context Statement and customized mobile Field Guide Survey System (FiGSS).¹⁸

The field work was conducted in two phases: *Reconnaissance* and *Documentation*. The Reconnaissance Phase was conducted by a team of two qualified survey professionals, both of whom meet the Secretary of the Interior's *Professional Qualifications Standards*. This phase involved a detailed and methodical review of each neighborhood, street, and individual property within the Survey Area. It was during this phase that decisions were made about which properties and districts should be documented, and how those properties should be evaluated. By making these decisions up front and as a team, this methodology ensures a more thoughtful approach to resource identification and evaluation, creates greater consensus among the field survey teams, and produces more consistent survey results. This approach also substantially streamlines the next phase of field survey, enabling the field teams to document large numbers of properties quickly and efficiently.

Once the Reconnaissance Phase was completed, the Documentation Phase began. During this phase, field work was conducted by teams of two. Properties that were identified during the previous phase, along with those that had significant associative qualities identified in pre-loaded data in FiGSS, were documented and evaluated for potential historic, cultural, or architectural significance. Documentation included a digital photograph, recordation of historic features and subsequent alterations, and the reason for a property's potential historic significance. It is also during this phase that contexts and themes are applied and evaluation status codes are assigned.

Surveyed properties include residential, commercial, institutional and industrial buildings; as well as infrastructural features such as bridges, public stairways, air raid sirens, landscaped medians. All field work was conducted from the public right-of-way. Following the completion of field work, all survey data was reviewed in detail by a qualified survey professional to ensure accuracy and consistency throughout.

Research utilized the collections of the Los Angeles Public Library; University of Southern California (USC); University of California, Los Angeles (UCLA); Historical Los Angeles Times; the Online Archive of California; and the Pacific Coast Architecture Database, among others.

¹⁸ For more information about the SurveyLA methodology, see the *SurveyLA Field Results Master Report*.

Summary of Findings

The following discussion of Property Types, Contexts, and Themes relates to the resources identified and recorded as eligible for designation.

Summary of Property Types

The Westlake CPA contains a diverse range of extant property types, representing a number of periods of development. The following is a brief summary of those property types that were documented and evaluated as historically, culturally, or architecturally significant.

Residential Properties

The survey identified a substantial number of single-family and multi-family residences dating from the 1890s through the 1910s, representing the earliest development in the survey area. Significant examples of various multi-family housing types were identified, including bungalow courts, brick apartment houses, and dingbat apartments. Two shotgun houses were identified for rarity of type. A number of residential properties were identified for their architectural merit, reflecting a wide range of architectural styles, including Queen Anne, Neoclassical, Craftsman, Mediterranean Revival, and Egyptian Revival. The survey area also contains a historic district composed of Craftsman-style single-family residences dating from the first two decades of the 20th century.

Commercial Properties

The survey identified a number of intact, early-20th century commercial buildings, many of them located along former streetcar lines. Other identified commercial property types include an early neighborhood market; a commercial hotel and a small number of residential hotels dating from the 1920s; and a high-rise office building which served as the headquarters for an oil company. Several examples of mid-century commercial signage were identified, as well as a small number of long-time neighborhood businesses. Several commercial properties were identified for their ethnic/cultural associations, including a mortuary associated with the Japanese-American community, an acupuncture clinic associated with the Chinese-American community, and a social service organization associated with the Filipino-American community. In addition, a number of commercial properties were identified as excellent examples of their architectural style, including the Churrigueresque, Streamline Moderne, Late Moderne, and Corporate International styles.

Institutional Properties

The survey identified two early examples of public and private schools. A church building was identified for its architectural merit. Two social clubs were identified, including an early women's social club, and a social club associated with the Filipino-American community. The survey area also contains an expansive Department of Water and Power facility, two early high-rise medical buildings, and one of the city's earliest hospitals. A small number of institutional properties were identified for their architectural merit.

Industrial Properties

A railroad substation and an early motion picture studio are the only two industrial properties identified by the survey.

Other Properties

The survey identified a number of unique property types. Examples include several public stairways, a 1940s concrete bridge, and a significant landscaped median and associated street trees dating to 1905. Several World War II-era air raid sirens were also identified.

Summary of Contexts and Themes

Many of the Contexts and Themes developed for the SurveyLA Citywide Historic Context Statement are represented in the Westlake Survey Area. The following is a representative sampling of some of the more common Context/Theme combinations used in the survey, as well as some examples that are specific to this part of the city. Each Context/Theme is illustrated with examples from the Survey Area.

For a complete list of individual resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/or local listing, see Appendix A.

For a complete list of non-parcel resources identified as meeting eligibility standards and criteria for the National Register, California Register, and/or local listing, see Appendix B.

For a complete list of historic districts identified as meeting eligibility standards and criteria for the National Register, California Register, and/or local listing, see Appendix C.

Context: Residential Development & Suburbanization, 1850-1980

Theme: Early Residential Development, 1880-1930

Sub-Theme: Early Single-Family Residential Development, 1880-1930

This Context/Theme was used to evaluate intact single-family residences dating from the 1880s through the first decade of the 20th century. These properties represent some of the earliest residential development remaining in the city. Most examples from this period no longer retain integrity; therefore, intact examples were identified as historically significant.



Address: 170 N. Edgeware Rd.
Date: 1905



Address: 1632 W. Council St.
Date: 1885



Address: 1526 W. Rockwood St.
Date: 1885



Address: 1628 W. Council St.
Date: 1885



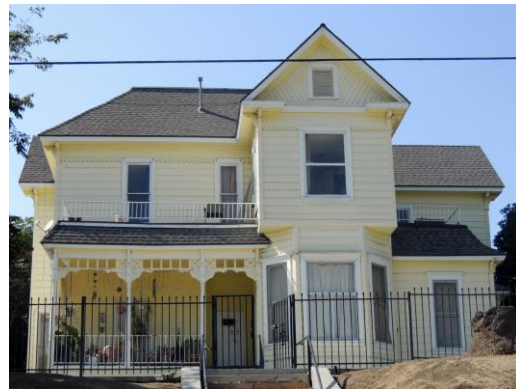
Address: 1442 W. Court St.
Date: 1902



Address: 1614 W. Council St.
Date: 1885



Address: 335 N. Laveta Ter.
Date: 1909



Address: 204 N. Rosemont Ave.
Date: 1889

Context: Residential Development & Suburbanization, 1850-1980

Theme: Early Residential Development, 1880-1930

Sub-Theme: Early Multi-Family Residential Development, 1880-1930

This Context/Theme was used to evaluate intact early multi-family residential development in the survey area. Examples date from the 1890s through the first two decades of the 20th century. As with single-family residences, these properties are among the earliest residential development remaining in the city. As most examples from this period no longer retain integrity, intact examples were identified as historically significant.



Address: 203 N. Boylston St.
Date: 1913



Address: 718 S. Hartford Ave.
Date: 1906



Address: 475 S. Hartford Ave.
Date: 1909



Address: 222 S. Hoover St.
Date: 1917



Address: 382 N. Patton St.
Date: 1913



Address: 216 S. Hoover St.
Date: 1916



Address: 1612 W. Council St.
Date: 1895



Address: 726 S. Columbia Ave.
Date: 1895

Context: Residential Development & Suburbanization, 1850-1980

Sub-Context: Multi-Family Residential Development, 1910-1980

Theme: Multi-Family Residential, 1910-1980

Sub-Theme: The Bungalow Court, 1910-1939

This Context/Theme was used to evaluate intact examples of residential bungalow courts. Identified examples date from the nineteen-teens through the 1920s. The bungalow court is not a common property type in the survey area.



Address: 348-358 ½ Douglas St.
Date: 1923



Address: 1612 Rockwood St.
Date: 1922



Address: 246-248 A. Alvarado St.
Date: 1928



Address: 318-322 N. Belmont Ave.
Date: 1913

Context: Residential Development & Suburbanization, 1850-1980

Sub-Context: Multi-Family Residential Development, 1910-1980

Theme: Multi-Family Residential, 1910-1980

Sub-Theme: Apartment Houses, 1910-1980

This Context/Theme was used to evaluate intact examples of 1920s brick apartment houses. This was a common multi-family residential property type in the survey area; however, most examples no longer retain integrity; therefore, intact examples were identified as historically significant.



Address: 1247 W. Ingraham St.
Date: 1929



Address: 262 S. Rampart Bl.
Date: 1927

Context: Residential Development & Suburbanization, 1850-1980

Sub-Context: Multi-Family Residential Development, 1910-1980

Theme: Multi-Family Residential, 1910-1980

Sub-Theme: The Stucco Box/Dingbat, 1954-1968

This Context/Theme was used to evaluate significant examples of stucco box/Dingbat apartment buildings. The Dingbat apartment is often associated with the post-World War II development of Los Angeles. However, most examples no longer retain the characteristic design elements that originally distinguished one stucco box from another. Once so common throughout certain parts of the city, today expressive examples of the stucco box/Dingbat apartment building have become quite rare.



Address: 124 N. Rampart Bl.
Date: 1960



Address: 128 N. Rampart Bl.
Date: 1963

Context: Residential Development & Suburbanization, 1850-1980

Theme: Streetcar Suburbanization, 1888-1933

Sub-Theme: Suburban Planning & Development, 1888-1933

This Context/Theme was used to evaluate significant examples of infrastructure and other designed features – such as landscaped medians, street trees, and public stairways – associated with residential development from the streetcar era. Three concrete public stairways dating from the streetcar era were evaluated under this Context/Theme.

This Context/Theme was also used to evaluate a half mile-long landscaped median and street trees along Occidental Boulevard. This landscape feature was installed as part of the original tract in 1905. The median was originally requested by developers to protect the thoroughfare from encroachment by telephone poles. The request for the median was embraced by the City park department, as it was hoped it would become part of a continuous system of "parkways" linking Griffith Park, Agricultural Park (now Exposition Park), Sunset Park (now LaFayette Park) and Westlake Park (now MacArthur Park). While a system of interconnected parkways was never realized, this median does link to LaFayette Park at its southern terminus.



Location: Occidental Bl. between Beverly Bl. and 6th St.

Name: Occidental Boulevard Parkway and Street Trees

Date: 1905



Location: Occidental Bl. between Beverly Bl. and 6th St.

Name: Occidental Boulevard Parkway and Street Trees

Date: 1905



Location: Beverly Bl at S. Carondelet St.
Name: Beverly/Carondelet Public Stairway
Date: circa 1910



Location: Glendale Bl./Court St. to Council St./Lakeshore Ter.
Name: Glendale/Lakeshore Public Stairway
Date: circa 1920

Context: Commercial Development, 1850-1980
Theme: Streetcar Commercial Development, 1873-1934

This Context/Theme was used to evaluate significant examples of early-20th century commercial development located along former streetcar lines. Located immediately west of downtown Los Angeles, Westlake was criss-crossed by numerous streetcar lines in the first decades of the 20th century, including along Pico Boulevard, Beverly Boulevard, Temple Street, and 8th Street.



Address: 1513 W. Pico Bl.
Date: 1923



Address: 3107 W. Beverly Bl.
Date: 1925



Address: 1464 W. Temple St.
Date: 1925



Address: 1658 W. Temple St.
Date: 1932



Address: 1642 W. Temple St.
Date: 1925



Address: 1214 W. 8th St.
Date: 1923

Context: Commercial Development, 1850-1980

Theme: Hotels, 1880-1980

This Context/Theme was used to evaluate significant examples of hotel buildings. Three examples were identified in the Survey Area, all dating from the mid- to late-1920s. These include the high-rise Mayfair Hotel, as well as two mid-rise residential hotels, the Bixel House and the Hotel Lafayette (formerly the Hotel Fulton). Residential hotels were once an important early multi-family housing type in this area of the city; these two are among few remaining examples from the period.



Address: 625 S. Bixel St.
Name: Bixel House
Date: 1928



Address: 2731 W. Beverly Bl.
Name: Hotel Lafayette
Date: 1927



Address: 1256 W. 7th St.
Name: Mayfair Hotel
Date: 1926

Context: Commercial Development, 1850-1980

Theme: The Rise of Corporations and Corporate Types, 1945-1980

Sub-Theme: Corporate Office Buildings, 1945-1980

This Context/Theme was used to evaluate the Union Oil Center, a high-rise office complex built as the corporate headquarters of Union Oil Company of California (Unocal). Completed in 1957, this commercial office complex occupies a five-acre site and contains one million square feet of floor space, as well as subterranean parking for some 1,500 cars. It was among the tallest high-rise office buildings to be built in downtown Los Angeles after World War II. It is now occupied by Los Angeles Center Studios. This property was also evaluated as an excellent example of Corporate International architecture by prominent Los Angeles architects Pereira & Luckman.



Address: 451 S. Beaudry Ave.
Name: Union Oil Center
Date: 1955



Address: 451 S. Beaudry Ave.
Name: Union Oil Center
Date: 1955

Context: Commercial Development, 1850-1980

Theme: Commercial Signs, 1906-1980

Sub-Theme: Pylons, Poles, Stantions and Billboards, 1920-1980

This Context/Theme was used to evaluate significant examples of commercial signage. Four examples were identified in the Survey Area, all of which are two-sided pole signs for local motels dating from the mid-1950s to the early 1960s. They are located on busy streets or at prominent intersections, oriented perpendicular to the roadway to be visible to passing motorists. Other common features include Googie-style forms, thematic imagery, bold typography, and neon tubing or incandescent bulbs.



Location: Alvarado St. and 3rd St.
Name: Royal Viking Motel Sign
Date: 1955 (original sign)



Location: Alvarado St. and 3rd St.
Name: Royal Viking Motel Sign
Date: circa 1960



Address: 2200 W. Olympic Bl.
Name: Oasis Motel Sign
Date: 1956



Address: 1135 W. 7th St.
Name: City Center Hotel Sign
Date: 1956

Context: Commercial Development, 1850-1980

Theme: Commercial Identity, 1850-1980

This Context/Theme was used to evaluate several properties associated with long-standing local businesses. The Pacific Dining Car restaurant has been in continuous operation since 1921. Originally constructed at 7th Street and Westlake, the building was moved to its current site in 1923. The restaurant interiors were designed to resemble railroad dining cars.

The Original Tommy's Hamburgers food stand at Beverly and Rampart boulevards is the restaurant chain's founding location. Established by Tommy Koufax in 1946, the franchise has grown to over 30 locations.

The Brooklyn Bagel Bakery has been in continuous operation at its Beverly Boulevard location since 1965. The popular bakery was founded by Seymour Friedman in 1953. The bakery supplies bagels to many other popular Los Angeles restaurants, such as Canter's Deli and Nate n' Al's.

The Kubota Nikkei Mortuary is a rare remaining example of commercial development associated with the Japanese-American community that historically resided in this area of the city. This property has been in continuous operation as a funeral parlor since its construction in 1931; the current mortuary business has occupied the building since 1953.



Address: 1310 W. 6th St.
Name: Pacific Dining Car
Date: 1921



Address: 2571 W. Beverly Bl.
Name: Original Tommy's Hamburgers
Date: 1946



Address: 911 W. Venice Bl.
Name: Kubota Nikkei Mortuary
Date: 1931



Address: 2217 W. Beverly Bl.
Name: Brooklyn Bagel Bakery
Date: 1925

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Education, 1876-1980

Theme: Educational Development, 1900-1980

Theme: Public Schools & the LAUSD, 1876-1980

Sub-Theme: Pre-1933 Long Beach Earthquake, 1912-1933

These Context/Themes were used to evaluate two significant examples of elementary schools that pre-date the 1933 Long Beach Earthquake. One is an LAUSD public school; the other is a private school.



Address: 1000 S. Grattan St.
Name: 10th Street Elementary School
Date: 1922



Address: 250 N. Union Ave.
Name: Our Lady of Loretto Elementary School
Date: 1928

Context: Public & Private Institutional Development, 1850-1980
Sub-Context: Public and Private Health and Medicine, 1850-1980
Theme: Medical Building Types, 1850-1980

This Context/Theme was used to evaluate the Hospital of the Good Samaritan, one of the earliest hospitals in the city of Los Angeles. The institution was originally established by the Episcopal Church in 1885. In 1912, hospital president Bishop Joseph H. Johnson arranged for the institution's relocation to the current site. The current building designed by noted architect and son of the Bishop, Reginald D. Johnson. Constructed in two phases, the first phase, consisting of a U-shaped plan oriented around a central chapel, was completed in 1926. Touted as state-of-the-art in hospital design, it included 287 beds, operating rooms, classrooms, administrative offices, solariums, and rooftop gardens. Each room had no more than two beds, with a private lavatory, and radio and telephone connections. The east wing was added in 1951, with Samuel E. Lunden as the project architect, and Reginald Johnson as consulting architect. This property was also evaluated under the Architecture context.

This Context/Theme was also used to evaluate two 1920s high-rise medical office towers. Both were constructed to house physicians associated with the adjacent Good Samaritan Hospital.



Address: 1225 W. Wilshire Bl.
Name: Hospital of the Good Samaritan
Date: 1926



Address: 1225 W. Wilshire Bl.
Name: Hospital of the Good Samaritan
Date: 1926



Address: 1136 W. 6th St.
Date: 1924



Address: 1260 W. 6th St.
Date: 1925

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Social Clubs and Organizations, 1850-1980

Theme: Social Clubs and Ethnic/Cultural Associations, 1850-1980

This Context/Theme was used to evaluate two examples of social clubs with important associations. The Ebell Rest Cottage was constructed in 1924 by the Ebell of Los Angeles, an educational and philanthropic organization founded by women in 1894. The cottage was established to provide a convalescent home for women who needed a place of rest for a time. Despite the building's modest appearance, it was designed by renowned architect Sumner Hunt; Hunt's wife was president of the Ebell Club at one time.

The Filipino American Community of Los Angeles (FACLA) was originally established in 1945, making it one of the earliest civic groups in Los Angeles to serve this immigrant community. This building was constructed in 1965 as a social hall, and named the Filipino American Cultural Center.



Address: 125 N. Park View St.
Name: Ebell Rest Cottage
Date: 1923



Address: 1740 W. Temple St.
Name: Filipino American Cultural Center
Date: 1965

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Government Infrastructure and Services, 1850-1980

Theme: Public Works, 1900-1980

Sub-Theme: Street Lights and the Bureau of Street Lighting, 1900-1980

This Context/Theme was used to evaluate significant concentrations of streetlights for their association with the city's municipal street lighting program of the 1920s and 1930s.

In the 1920s and 1930s, streetlights were installed along both sides of Olympic Boulevard from downtown Los Angeles to West L.A. Called the "Olympic Special," these streetlights feature a "dragon arm" support and "stemware platter of fruit" finial. Today, some examples display the original "tear drop" pendant luminaire, while others have been retrofitted with modern cut-off luminaires.

The streetlights along both sides of Rampart Boulevard display a double-lantern design. In the mid-1920s, hundreds of these streetlights were installed in downtown Los Angeles and extended outward along several major streets. A significant concentration of these streetlights remains in the survey area.

In the 1920s and 1930s, nearly six miles of Wilshire Boulevard was decorated with distinctive rectangular lanterns, called the "Wilshire Special." These streetlights remain over a one-and-a-half mile area, a portion of which is within the survey area. The original lanterns are solid bronze and measure seven-and-a-half feet tall from the base to the top of the finial.

The decorative double-lantern streetlights located along both sides of 7th Street were installed in the mid-1920s, extending outward from downtown Los Angeles. A significant concentration of these streetlights remains in the survey area.

A concentration of combination streetlight/trolley poles run along both sides of 2nd Street, continuing north on Glendale Boulevard. These unique streetlights/trolley poles were installed in the 1920s and 1930s to support the 600-volt DC wires which supplied power to the West 2nd Street Cable Railway line.



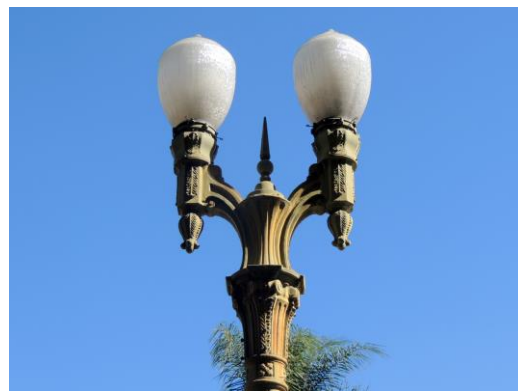
Location: Olympic Bl. between Hoover St. and 110 Freeway
Name: Olympic Boulevard Streetlights
Date: circa 1930



Location: Olympic Bl. between Hoover St. and 110 Freeway
Name: Olympic Boulevard Streetlights
Date: circa 1930



Location: Rampart Bl. between Temple St. and 3rd St.
Name: Rampart Boulevard Streetlights
Date: circa 1925



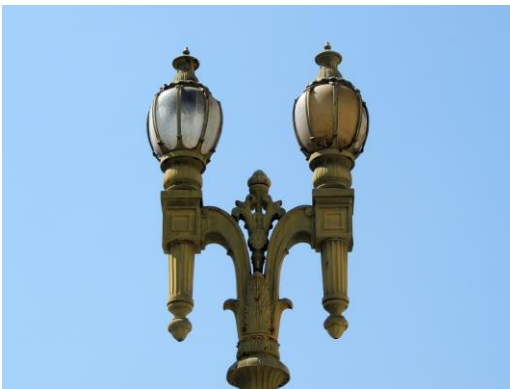
Location: Rampart Bl. between Temple St. and 3rd St.
Name: Rampart Boulevard Streetlights
Date: circa 1925



Location: Wilshire Bl. between Union Ave. and 110 Freeway
Name: Wilshire Boulevard Streetlights
Date: 1928



Location: Wilshire Bl. between Union Ave. and 110 Freeway
Name: Wilshire Boulevard Streetlights
Date: 1928



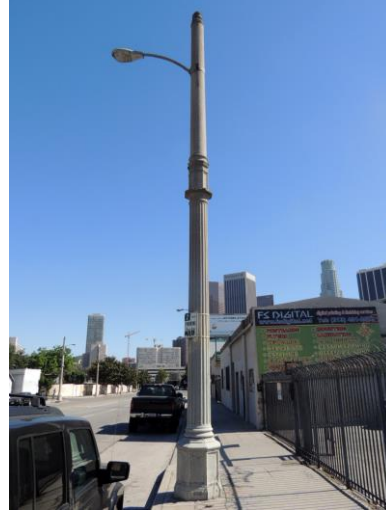
Location: 7th St. between Union Ave. and Garland Ave.
Name: 7th Street Streetlights
Date: circa 1925



Location: 7th St. between Union Ave. and Garland Ave.
Name: 7th Street Streetlights
Date: circa 1925



Location: 2nd St. between Beaudry Ave. and the Beverly Bl. Bridge; Glendale Ave. to Rockwood St.
Name: 2nd Street Streetlights
Date: circa 1925



Location: 2nd St. between Beaudry Ave. the Beverly Bl. Bridge; Glendale Ave. to Rockwood St.
Name: 2nd Street Streetlights
Date: circa 1925

Context: Public & Private Institutional Development, 1850-1980

Sub-Context: Military Institutions & Activities, 1850-1980

Theme: Air Raid Sirens & Civil Defense, 1939-1960

Air raid sirens were evaluated under this Context/Theme for their association with World War II and Cold War military infrastructure in Los Angeles. Four examples were identified in the Survey Area.



Location: Beaudry Ave. near 5th St.

Name: Air Raid Siren No. 3

Date: circa 1940



Location: Garland Ave. near 7th St.

Name: Air Raid Siren No. 88

Date: circa 1940

Context: Industrial Development, 1850-1980

Theme: Oil and Petroleum Products, 1892-1965

This Context/Theme was used to evaluate a single-family residence that served as the headquarters for the Manley Oil Company for over 100 years. Founded in 1896, the Manley Oil Co. was a small family-owned oil business that operated wells throughout the Temple-Beaudry neighborhood. The Temple-Beaudry neighborhood is part of the Los Angeles City Oil Field, considered the birthplace of Los Angeles' oil industry. At its peak around the turn-of-the-century, the Los Angeles City Oil Field had over 1,200 operating wells. The Manley Oil Co. operated out of this residence from its founding in 1896, and was still in operation as recently as 1992.



Address: 1504 W. Rockwood St.

Name: Manley Oil Company Headquarters

Date: 1896-unknown

Context: Entertainment Industry, 1908-1980

Theme: Industrial Properties Associated with the Entertainment Industry, 1908-1980

Sub-Theme: Origins of the Motion Picture Industry, 1908-1919

This Context/Theme was used to evaluate Occidental Studios, a rare early motion picture studio and among the oldest continuously operational motion picture studios in Los Angeles. Originally established as Bosworth Studios in 1913, in 1916 the property was purchased by Adolph Zukor and Jesse Lasky and re-named Famous Players-Lasky-Morosco. During this period, Cecil B. DeMille, D.W. Griffith, and Mary Pickford were all affiliated with the studio; Pickford got her start in Hollywood at this studio and lived in a house on the property. Now known as Occidental Studios, this property is an extremely rare extant example of an early motion picture studio established before the advent of the Major Studio Era.



Address: 201 N. Occidental Bl.
Name: Occidental Studios
Date: 1913



Address: 201 N. Occidental Bl.
Name: Occidental Studios
Date: 1913

Context: Architecture & Engineering, 1850-1980

Theme: Arts and Crafts Movement, 1895-1930

Sub-Theme: Craftsman, 1905-1930

Significant examples of Craftsman architecture were evaluated under this Context/Theme. All identified examples are single-family residences. Stylistic variations include “Airplane Bungalow” and “Swiss Craftsman.”



Address: 150 S. Carondelet St.
Date: 1908



Address: 329 N. Patton St.
Date: 1918



Address: 120 S. Hoover St.
Date: 1911



Address: 160 S. Occidental Bl.
Date: 1920

Context: Architecture & Engineering, 1850-1980

Theme: Housing the Masses, 1880-1975

Sub-Theme: Arts and Crafts Neighborhoods, 1890-1930

This Context/Theme was used to evaluate a Craftsman residential historic district. The Rampart Boulevard Residential Historic District comprises a single block containing fourteen single-family residences constructed between 1907 and 1922. Of these, nine were evaluated as contributors to the district, or approximately 64 percent. Despite the ubiquity of Craftsman residences in this part of the city, this historic district represents the highest concentration of intact Craftsman residences in the survey area.



District: Rampart Boulevard Residential Historic District

Description: Street view

Period of Significance: 1907-1922



District: Rampart Boulevard Residential Historic District

Address: 220 N. Rampart Bl.

Date: 1912



District: Rampart Boulevard Residential Historic District

Address: 233 N. Rampart Bl.

Date: 1922



District: Rampart Boulevard Residential Historic District

Address: 237 N. Rampart Bl.

Date: 1910

Context: Architecture & Engineering, 1850-1980

Theme: Late 19th and Early 20th Century Architecture, 1865-1950

Sub-Theme: Neoclassical, 1885-1927

Sub-Theme: Queen Anne, 1885-1905

This Context/Theme was used to evaluate significant examples of late-19th and early-20th century architecture. Identified examples represent the Neoclassical and Queen Anne styles.



Address: 930 S. Albany St.
Date: 1895



Address: 284 S. Coronado St.
Date: 1900



Address: 1547 W. Council St.
Date: 1890

Context: Architecture & Engineering, 1850-1980

Theme: Mediterranean and Indigenous Revival Architecture, 1887-1952

Sub-Theme: Mediterranean Revival, 1887-1942

Sub-Theme: Churrigueresque, 1915-1942

Sub-Theme: Romanesque Revival, 1910-1940

This Context/Theme was used to evaluate significant examples of Mediterranean and Indigenous Revival architecture in the Survey Area. Identified examples include a Mediterranean Revival apartment house, a Churrigueresque office building, and a Romanesque Revival Catholic Church.



Address: 238 S. Vendome St.

Date: 1916



Address: 500 S. Lucas Ave.

Name: Carrick Bieker Building

Date: 1928



Address: 434 S. Hoover St.

Name: Precious Blood Catholic Church

Date: 1926

Context: Architecture & Engineering, 1850-1980

Theme: Exotic Revivals, 1900-1980

Sub-Theme: Egyptian Revival, 1922-1939

This Context/Theme was used to evaluate a rare example of Exotic Revival residential architecture in the Survey Area. The Egyptian Revival style emerged in the 1920s but never achieved widespread popularity. This apartment house is one of the few examples of Egyptian Revival architecture in Los Angeles.



Address: 206 S. Coronado St.

Date: 1925

Context: Architecture & Engineering, 1850-1980

Sub-Context: L.A. Modernism, 1919-1980

Theme: Related Responses to Modernism, 1926-1970

Sub-Theme: Late Moderne, 1936-1960

This Context/Theme was used to evaluate significant examples of Late Moderne architecture. All three identified examples are medical office buildings. Seton Hall was designed by prominent Los Angeles architectural firm Austin, Field & Fry. The Kidney Center of Los Angeles and Sidell Medical Center buildings, located adjacent to one another, were both designed by the firm of Kistner, Wright & Wright.



Address: 262 S. Lake St.
Name: Seton Hall, St. Vincent Medical Center
Date: 1950
Architect: Austin, Field & Fry



Address: 1125 W 6th St.
Name: Kidney Center of Los Angeles
Date: 1955
Architect: Kistner, Wright & Wright



Address: 111 W. 6th St.
Name: Sidell Medical Center
Date: 1967
Architect: Kistner, Wright & Wright

Context: Other Context, 1850-1980

Theme: Event or Series of Events, 1850-1980

This Context/Theme is used to capture unusual or unique property types significant for an important association, for which a specific theme has not been developed. In Westlake, this Context/Theme was used to evaluate a rare example of a streetcar electric substation, originally constructed in 1903 for the Los Angeles Pacific Railroad Company.

The Moses Yu Acupuncture Clinic was evaluated under this Context/Theme as a long-time local business associated with the Chinese-American community. The Yu family has performed acupuncture for some twenty generations, and was instrumental in getting the practice of acupuncture legalized in California in 1976. They have been at this location since 1977.

This Context/Theme was also used to evaluate two rusticated stone walls, remnants of the wall originally surrounding the Shatto Residence. George Rufus Shatto made his fortune in mining and purchased Catalina Island in 1887. In 1890, he began construction of a massive Victoria residence at the intersection of Orange Street (now Wilshire Boulevard) and Lucas Avenue, close to his business headquarters in downtown Los Angeles. Designed by Curlett & Eisen, the residence included a four-story tower from which Shatto could see Catalina. Eventually, Good Samaritan Hospital would replace all of the residences along this stretch of Wilshire Boulevard. Today, two remnants of the original rusticated stone wall are all that remain of this elaborate residence.

Also evaluated under this Context/Theme is the Boylston Facility of the Department of Water and Power. Occupying a large superblock just west of downtown, this facility was originally established as Los Angeles Municipal Power & Light circa 1910, and has operated as the "nerve center" of Los Angeles' municipal electric system for over 100 years. Today, the property contains various DWP building types constructed over time, including a Municipal Power & Light Office and Warehouse building (1911); DWP Distributing Station No. 11 (1927); a cable warehouse (1940); a truck shed (1940); a maintenance warehouse (1940); a parking garage (1940); Load Dispatchers Headquarters (1941); an underground equipment warehouse (circa 1955); a parking shelter (post-1955); and an office building (post-1955).



Address: 1147 W. Venice Bl.
Name: Los Angeles Pacific Railroad Substation
Date: 1903-unknown



Address: 1807 W. Beverly Bl.
Name: Moses Yu Acupuncture Clinic
Date: 1977-present



Location: 6th St. between Lucas Ave. and Bixel St.
Name: Shatto Residence Wall Remnant No. 1
Date: circa 1890



Location: Northwest corner of Lucas Ave. and Wilshire Bl.
Name: Shatto Residence Wall Remnant No. 2
Date: circa 1890



Location: Bounded by 1st St., Beaudry Ave.,
2nd St., Bixel St.
Name: DWP, Boylston Facility
Date: 1910-present



Location: Bounded by 1st St., Beaudry Ave.,
2nd St., Bixel St.
Name: DWP, Boylston Facility
Date: 1910-present

Context: Other Context, 1850-1980
Theme: Design/Construction, 1850-1980

This Context/Theme is used to capture unusual or unique property types significant for their design or construction, for which a specific theme has not been developed. In Westlake, this Context/Theme was used to evaluate the Beverly Boulevard/1st Street viaduct as an excellent and rare example of the property type. Additionally, two shotgun houses were evaluated as rare examples of the type remaining in Los Angeles.



Location: Beverly Bl/1st St over Glendale Bl
Name: Beverly Boulevard/1st Street Viaduct
Date: 1942



Location: Beverly Bl/1st St over Glendale Bl
Name: Beverly Boulevard/1st Street Viaduct
Date: 1942



Address: 321 N. Laveta Ter.
Date: 1908



Address: 323 N. Laveta Ter.
Date: 1908

For Further Reading

The following is a list of general sources on the history and development of Westlake. This list is not comprehensive but is being provided for informational purposes.

Clark, David L. Los Angeles: A City Apart. Woodland Hills, CA: Windsor Publications, 1981.

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Henstell, Bruce. Los Angeles: An Illustrated History. New York: Alfred A. Knopf, 1980.

Roderick, Kevin and J. Eric Lynxwiler. Wilshire Boulevard: Grand Concourse of Los Angeles. Santa Monica, CA: Angel City Press, 2005.